

# Residential Mortgage Survey - Fall 2009

Summary: Banks and Credit Unions (as of 3/2/2010)

## Mortgage Holdings

Type of Loan	Column A Loans that are Current		Column B Loans past due 30 through 89 days		Column C Loans past due 90 days or more	
	Number of Loans	Balance \$	Number of Loans	Balance \$	Number of Loans	Balance \$
1) Secured by first liens						
a) Conventional Mortgage Loan	97,824	\$21,578,366,477	1,195	\$304,709,000	1,241	\$377,583,000
c) Interest-only Mortgage Loan	14,276	3,318,946,272	119	49,225,000	211	87,578,000
d) Payment Option ARM	490	159,931,000	4	1,517,000	2	731,000
e) Reduced Documentation	2,997	1,258,820,372	70	32,288,000	89	36,064,000
2) Secured by junior liens						
a) Conventional Mortgage Loan	131,347	6,133,525,463	1,152	70,970,644	808	54,572,000
c) Interest-only Mortgage Loan	94,796	5,432,346,589	697	52,914,000	364	36,347,000
d) Payment Option ARM	194	13,640,000	3	178,000	1	88,000
e) Reduced Documentation	10,167	581,401,929	78	7,218,543	39	4,481,347
f) Simultaneous Second-lien	3,008	144,389,000	14	920,000	20	1,183,000
3 Other						
	3,818	435,111,000	40	8,234,000	56	25,787,000
<b>First Lien Totals:</b>	<b>115,587</b>	<b>26,316,064,121</b>	<b>1,388</b>	<b>387,739,000</b>	<b>1,543</b>	<b>501,956,000</b>
<b>Second Lien Totals:</b>	<b>239,512</b>	<b>12,305,302,981</b>	<b>1,944</b>	<b>132,201,187</b>	<b>1,232</b>	<b>96,671,347</b>
<b>Grand Totals:</b>	<b>358,917</b>	<b>\$39,056,478,102</b>	<b>3,372</b>	<b>\$528,174,187</b>	<b>2,831</b>	<b>\$624,414,347</b>

## Foreclosures and Short-Sales

Type of Loan	Column A Foreclosures (OREO)		Column B Completed Short-Sales	
	Number of Loans	Balance \$	Number of Loans	Balance \$
1) Secured by first liens				
a) Conventional Mortgage Loan	544	\$153,572,000	139	\$40,643,000
c) Interest-only Mortgage Loan	115	44,963,000	23	9,677,000
d) Payment Option ARM	8	1,506,000	2	499,000
e) Reduced Documentation	39	15,249,000	25	6,196,000
2) Secured by junior liens				
a) Conventional Mortgage Loan	120	11,025,000	123	6,709,000
c) Interest-only Mortgage Loan	40	5,537,000	39	3,047,000
d) Payment Option ARM	0	0	0	0
e) Reduced Documentation	9	1,691,000	10	37,000
f) Simultaneous Second-lien	8	753,000	2	53,000
3 Other				
	27	4,533,000	5	561,000
<b>First Lien Totals:</b>	<b>706</b>	<b>215,290,000</b>	<b>189</b>	<b>57,015,000</b>
<b>Second Lien Totals:</b>	<b>177</b>	<b>19,006,000</b>	<b>174</b>	<b>9,846,000</b>
<b>Grand Totals:</b>	<b>910</b>	<b>\$238,829,000</b>	<b>368</b>	<b>\$67,422,000</b>

## Modifications

Type of Loan	Modifications	
	Number of Loans	Balance \$
1) Secured by first liens		
a) Conventional Mortgage Loan	1,813	\$656,176,315
c) Interest-only Mortgage Loan	459	250,913,000
d) Payment Option ARM	32	12,413,000
e) Reduced Documentation	136	56,623,000
2) Secured by junior liens		
a) Conventional Mortgage Loan	783	61,869,000
c) Interest-only Mortgage Loan	343	36,304,000
d) Payment Option ARM	0	0
e) Reduced Documentation	102	9,393,000
f) Simultaneous Second-lien	73	5,096,000
3 Other		
	57	12,677,000
<b>First Lien Totals:</b>	<b>2,440</b>	<b>976,125,315</b>
<b>Second Lien Totals:</b>	<b>1,301</b>	<b>112,662,000</b>
<b>Grand Totals:</b>	<b>3,798</b>	<b>\$1,101,464,315</b>

## Servicing

Type of Loan	Loans serviced by your institution for another institution or entity	
	Number of Loans	Balance \$
1) Secured by first liens		
a) Conventional Mortgage Loan	56,859	\$10,043,955,000
c) Interest-only Mortgage Loan	245	73,457,000
d) Payment Option ARM	7	819,000
e) Reduced Documentation	4,327	894,763,000
2) Secured by junior liens		
a) Conventional Mortgage Loan	673	31,966,000
c) Interest-only Mortgage Loan	168	18,193,000
d) Payment Option ARM	0	0
e) Reduced Documentation	69	2,675,000
f) Simultaneous Second-lien	174	32,195,000
3 Other		
	5,397	956,310,000
<b>First Lien Totals:</b>	<b>61,438</b>	<b>11,012,994,000</b>
<b>Second Lien Totals:</b>	<b>1,084</b>	<b>\$85,029,000</b>
<b>Grand Totals:</b>	<b>67,919</b>	<b>\$12,054,333,000</b>

## Department of Financial Institutions Commissioner's Survey - Fall 2009

### Survey Administration

- \* DFI surveyed State-regulated Commercial Banks and Credit Unions to gather information on single-family residential mortgages.
- \* Includes data through 3rd Quarter 2009.
- \* Response rate is 88% of banks and credit unions .

### Findings

Preliminary mortgage survey data shows state-chartered institutions have:

- \* Extremely low mortgage delinquencies, including 30 - 90 day delinquency ratio of 1.14%, and 90 day plus delinquency of 1.3%
- \* Foreclosures are at 0.6%, short sales are at 0.2% and loan modifications at 2.1%